ZB# 83-19

Fred Pellechia

33-2-12 & 13

83-19 - Pellechia, Fred - area variance

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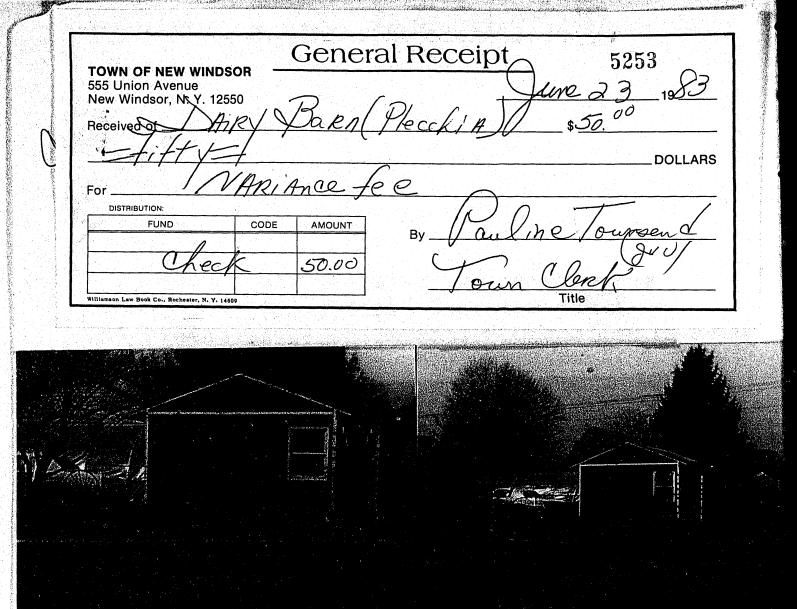
Cap. 25, 1983,

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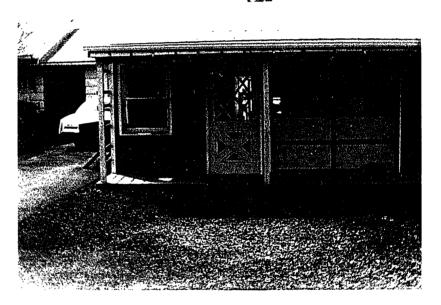
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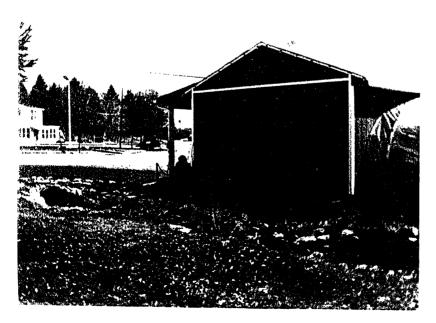


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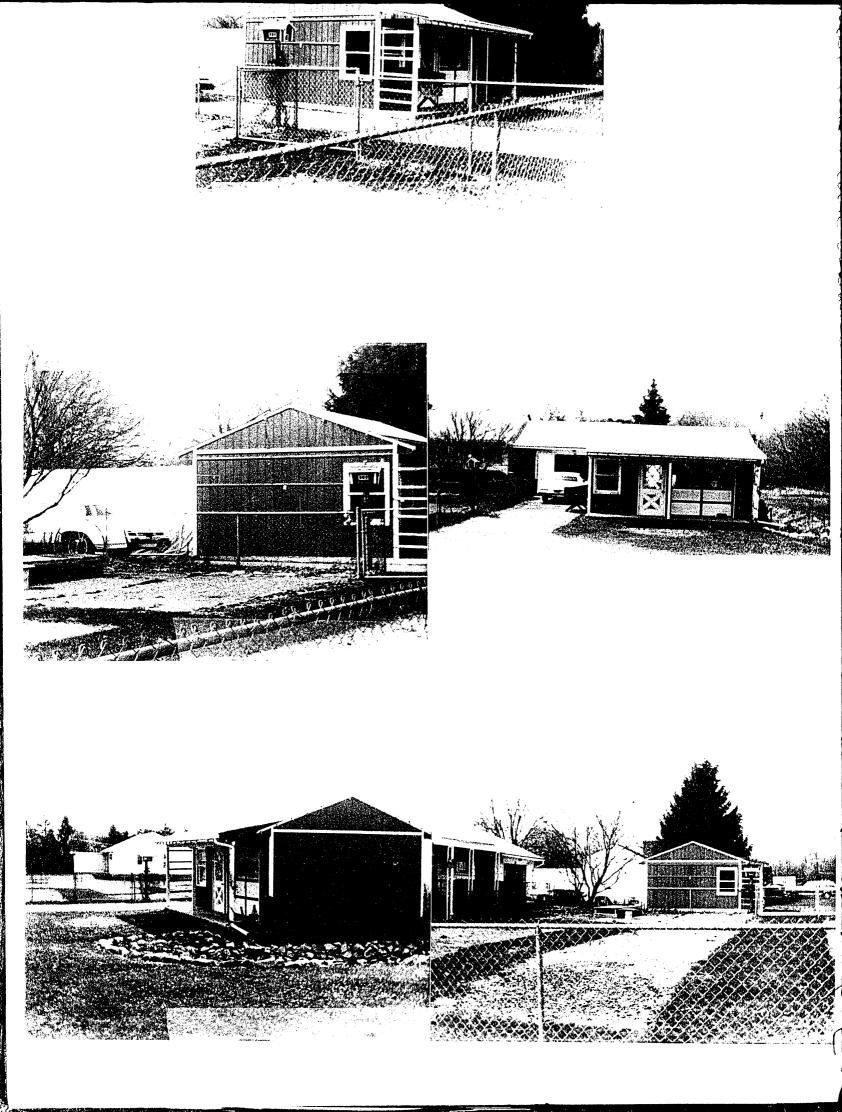












Prelim merting: Cip. 25 th 7:30 p.m.

TOWN OF NEW WINDSOR ORANGE COUNTY, N. Y. OFFICE OF ZONING - BUILDING INSPECTOR

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No	Date March 31 , 19.83	
To Fred Pellech		
603 Little B		
Newlandon		
	hat your application dated March 31 19.83	
for permit to Connect. Green	en Humb Nursary to Soff Kecreum Stan	0
at the premises located at	3 Little Britain Rd	
	<u></u>	
	roved on the following grounds:	
	to be used was built in 1980 d was, located in violation of	
Fast yard regul	The state of the s	
ti kita ka ka a a a a a a a a a a a a a a a a		
	[Lat A Tolewook	
	Building Inspector	
		,

TOWN OF NEW WINDSOR ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

83-77.
Date: 4/25/83

I.	Applicant Information:
•	(a) FRED N. PELLECHIA NEW WILLIAM (Owner) (Name, address and phone of Applicant) (Owner)
	(b) (Name, address and phone of purchaser or lessee) (c)
	(Name, address and phone of attorney) (d) (Name, address and phone of broker)
II.	
	☐ Use Variance ☐ Sign Variance
	✓ Area Variance
III.	Property Information: (a) NC (Address) (Zone) (Address) (b) What other zones lie within 500 ft.? R-4A (c) Is a pending sale or lease subject to ZBA approval of this application? (d) When was property purchased by present owner? 11-13-75 (e) Has property been subdivided previously? No When? (f) Has property been subject of variance or special permit previously? No When? (g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? (h) Is there any outside storage at the property now or is any proposed? Describe in detail: No
IV.	Use Variance: (a) Use Variance requested from New Windsor Zoning Local Law, Section, Table of Regs., Col, to allow: (Describe proposal)

(b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application. V. Area variance: (a) Area variance requested from New Windsor Zoning Local Law, Section Act. Table of Row Regs., Col. Requirements. Min. Lot Area 10.0005, Z.1.313.55; Min. Lot Area 10.0005, Z.1.313.55; Min. Lot Width 10.001, Z.2.2.2.2.2.2.2.2.2.2.2.2.2.2.2.2.2.2.2					. 1.V	· · · · ·			en e
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			TOTAL	sq.ft	3. <u> </u>	sq.ft.		_sq.ft.	
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(b)	Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.
•	
(c)	What is total area in square feet of all signs on premises including signs on windows, face of building, and freestanding signs?
	• 1 7
VII. Spec (a)	ial Permit: Special Permit requested under New Windsor Zoning Local Law, Section, Table of Regs., Col
(b)	Describe in detail the use and structures proposed for the special permit.
(a)	ional comments: Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)
how Will	BE PROPERLY PLYED AND LANDSCAPED
ZABUILDING	S EXIST HE AND BEING USED COMMERCIALLY
No Contra	MAILHBORNOD WALL AND THERE PAVE BEEN
IX. Attac	chments required: Copy of letter of referral from Bldg./Zoning Inspector.
· ·	Copy of tax map showing adjacent properties. Copy of contract of sale, lease or franchise agreement. Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities utilities agrees drives parking areas.
	facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot. Copy(ies) of sign(s) with dimensions.
	Check in the amount of \$ payable to TOWN OF NEW WINDSOR.
	Photos of existing premises which show all present signs and landscaping.

		ý ·	1		
Date	4	126	83	٠,	

STATE OF NEW YORK)

COUNTY OF ORANGE)

SS.

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

Fred n. Relle Sur

Sworn	to before me this		•	
26	day of <u>April</u> , 19 <u>83</u>	Notary Public, State	VOORHIS e of New York 952	Jeanm. 1
XI.	ZBA Action:	Qualified in Oraș My Commission expire	ge County Some Mar. 30, 19 Some) > //87
	(a) Public Hearing date		_•	•
	(b) Variance is		·	
	Special Permit is		_• ·	
	(c) Conditions and safeguards:		:	
•				
. *				

A FORMAL DECISION WILL FOLLOW WHICH WILL BE ADOPTED BY RESOLUTION OF ZONING BOARD OF APPEALS.

INTER-OFFICE CORRESPONDENCE

TO:

TOWN PLANNING BOARD

TOWN BUILDING/ZONING OFFICER

FROM:

ZONING BOARD OF APPEALS

SUBJECT:

PUBLIC HEARINGS BEFORE ZBA - May 9, 1983

DATE:

April 28, 1983

Please be advised that the following is a list of public hearings which will be on the May 9, 1983 agenda of the ZBA:

- (1) WORTMANN, FRANK area variance;
- (2) DIPLOMAT MOTEL sign variance;
- (3) PELLECHIA, FRED area variance.

I have attached hereto copies of the DIPLOMAT and PELLECHIA applications, together with public hearing notices for each. You have previously received the Wortmann paperwork under my memo dated April 25, 1983.

Pat

/pd Attachments



Louis Heimbach
County Executive

Department of Planning & Economic Development

124 Main Street Goshen, New York 10924 (914) 294-5151

Peter Garrison, Commissioner Richard S. DeTurk, Deputy Commissioner

May 5, 1983

Mr. Richard Fenwick, Chairman Town of New Windsor Zoning Board of Appeals 555 Union Avenue New Windsor, N.Y. 12550

Re: Variance--Pellechia Little Britain Rd. Our File No. NWT 6-83-M

Dear Mr. Fenwick:

Our office has reviewed the above application submitted to us in accordance with the provisions of Section 239, 1 and m, Article 12-B of the General Municipal Law of the State of New York.

We hereby return the matter for final local determination.

Very truly yours,

Peter Garrison

Commissioner Department of Planning

0

& Economic Development

Reviewed by:

Joel Shaw

Senior Planner

RECEIVED ATTORNEY'S OFFICE TOWN OF NEW WINDSOR

AV. MAY

PG/rk

Enclosure

40

PUBLIC NOTICE OF HEARING BEFORE ZONING BOARD OF APPEALS TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York will hold a Public Hearing pursuant to Section 48-34A of the Zoning Ordinance on the following proposition:

Appeal No. 19.

Request of FRED FELLERAL for a VARIANCE SPECIAL FENTITE of the regulations of the Zoning Ordinance to permit A FRONT YARD VARIANCE SPECIAL PERMIT of Section 48-12 BETTAIN FOR SPECIAL PERMIT OF SECTION 33 BLOCKS, SAID HEARING will take place on the 48. day of May 1983, at the New Windsor Town Hall,

1983, at the New Windsor Town Hall 555 Union Avenue, New Windsor, N. Y. beginning at 1:30. o'clock P. M.

RICHARD FENWICK Chairman



555 UNION AVENUE NEW WINDSOR, NEW YORK

April 26,1983

1763

Mr. Fred N. Pellechia 601 Little Britian Road New Windsor, New York 12550

Re: 33-2-13

Dear Mr. Pellechia:

According to my records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$40.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours

Paul V. Cuomo P.E.

Town Engineer

Town Of New Windsor

PVC fkt



555 UNION AVENUE NEW WINDSOR, NEW YORK

List of property owners

Angelo Sakadelis 602 Little Britian Rd. New Windsor, N.Y.

DOT Stewa rt Field New Windsor, N.Y.

VSH Realty IND 777 Dedham St Canton , Mass O2O21

Stephen Sakadelis 87 South William St. Newburgh, N.Y.

Herman Herschel Rt 209 Wurtsboro, N.Y. 12790

Beak Technical Corp 594 Little Britian Rd. New Windsor, N.Y.

Alan Dantas
590 Little Britian Rd.
New Windsor, N.Y.

William Paladino Jr. Perkinsville Rd. Highland, N.Y. 12528

Joseph Bivona 191 Lakeside Road Newburgh, N.Y. 12550

Donald Witfield R.D.# 4 Box 507 New Windsor, N.Y.

Lawrence Billebbo 4 Ona Lane New Windsor, N.Y. Frances Charland 595 Little Britian Rd. New Windsor, N.Y.

Anthony Christie 593 Little Britian Rd. New Windsor, N.Y.

John Ambury 591 Little Britian Rd. New Windsor, N.Y.

Richram & Portzer 589 Little Britian Rd. New Windsor, N.Y.

James Delaune 6 Weather Oak Hill New Windsor, N.Y.

Barney Cararone 8 Weather Oak Hill New Windsor, N.Y.

Nicholas Wolkringer 10 Weather Oak Hill New Windsor, N.Y.

Lawrence Cooney 7 Weather Oak Hill New Windsor, N.Y.

Friederike R ottmeier 9 Weather Oak Hill New Windsor, N.Y.

Francis Charland 595 Little Britian Rd. New Windsor, N.Y.

George Kent 11 Weather Oak Hill New Windsor, N.Y.

Cer tified by

Paul V. Cuomo P.E. Town Engineer

4/26/83



file

555 UNION AVENUE NEW WINDSOR, NEW YORK (914) 565-8550

May 12, 1983

1763

VINCENT J. DOCE ASSOCIATES 15 New Road Newburgh, N. Y. 12550

Attn: Mr. Vincent J. Doce

RE: APPLICATION BEFORE ZONING BOARD OF APPEALS

PELLECHIA, FRED - #83-19

Dear Mr. Doce:

In accordance with my telephone conversation with Jim Raab of Tuesday, May 10, 1983, this is to confirm that there is a \$50.00 zoning variance application fee due on the above-entitled matter.

This fee must be paid before the matter can be filed as a Town record with the Town Clerk. Also, no formal decision will be acted upon by the ZBA until all fees are paid.

Very truly yours,

PATRICIA DELIO, Secretary

New Windsor Zoning Board of Appeals

/pd

: Town Clerk Townsend

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555 UNION AVENUE NEW WINDSOR, NEW YORK (914) 565-8550

Date: May 10, 1983

Mr. Vincent Doce VINCENT DOCE ASSOCIATES 15 New Road Newburgh, N. Y. 12550

RE: APPLICATION BEFORE ZONING BOARD OF APPEALS # 83-19 - PELLECHIA, FRED

Dear Vince:

This is to confirm that your above application before the New Windsor Zoning Board of Appeals was granted at a meeting held on the 9th day of May , 1983

A formal decision will be drafted and acted upon at a later date. You will be receiving a copy of same by return mail.

Meanwhile, if you have any further questions, please do not hesitate to call me.

Yours very truly,

PATRICIA DELIO, Secretary New Windsor Zoning Board of Appeals

/pd

cc: Patrick Kennedy, Bldg/Zoning Inspector Town Planning Board

NEW WINDSOR ZONING BOARD OF APPEALS	
In the Matter of the Application of FRED N. PELLECHIA	x DECISION GRANTING VARIANCE
THE DEAG.	_
WHEREAS, FRED N. PELLECHIA	
Road, New Windsor, N. Y. , has ma	de application before the
Zoning Board of Appeals for <u>area</u> variance	for the purposes of:
operating a soft ice-cream business with insu	afficient front yard to be
located at 601 Little Britain Road, in an NC	zone ;
WHEREAS, a public hearing was hel	ld on the <u>9th</u> day of
May, 19 83 before the Zoning Board of	of Appeals at the Town Hall,
New Windsor, New York; and	
WHEREAS, the applicants appeared	agent, by / Vincent J. Doce of
VINCENT J. DOCE ASSOCIATES, 15 New Road, Newl	ourgh, NY; and
WHEREAS, the application was $_$ unc	opposed; and
WHEREAS, the Zoning Board of App	eals of the Town of New
Windsor makes the following findings of fact	in this matter:
1. The notice of public hearing	was duly sent to residents
and businesses as prescribed by law and publ	ished in <u>The Sentinel</u> , also
as required by law.	•
2. The evidence shows: that app	licant, PELLECHIA, presently
operates a garden center in an NC zone and he	e proposes a soft ice-cream
business which will replace the garden center	r operation;
3. The evidence shows that app	licant,PELLECHIA, has in-
sufficient front yard totaling 12 ft. which	is necessary for setback in
the NC zone	
1	,

with the party of

WHEREAS, the Zoning Board of Appeals makes the following findings of law in this matter:

- 1. The evidence shows that the applicant will encounter practical difficulty if the area variance requested is not granted.
- 2. The proposed variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor grant a 12 ft. frontyard variance to applicant, PELLECHIA, in accordance with plans submitted at the public hearing with the below restrictions: (*)

BE IT FURTHER.

RESOLVED that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: May 23, 1983.

Sichous Jewest Charman

- (*) 1. That a natural barrier be placed in front of the structure preventing parking in front of the structure; and
 - 2. A fence or a barricade of some type be placed to prevent easy access to the open culvert on property.

This Indenture,

The state of the s

Made the hundred and

13th

day of November,

, nineteen

Seventy-Live,

Between GEORGIAN D. KOCH, residing at M. D. 35, Little Britain Road, New Windsor, New York 12550,

part y of the first part, and

FRED N. PELLECHIA and EDITH PELLICHIA, husband and wife, as tenants by the entirety, residing at No. 18 Linden Drive, Newburgh, New York 12550,

parties of the second part:

lawful money of the United States, and other good and valuable considerations paid by the parties of the second part, does hereby grant and release unto the parties of the second part, their heirs and assigns forever,

thereon, situated in the Town of New Windsor, Orange County, New York, bounded and described as follows:-

BEGINNING at an iron rod in the southerly right of way line of the New York State Highway Route 207, from Newburgh to Little Britain said point being 142.87 feet distant measured southeasterly along the said right of way line from the easterly corner of lands of Nathaniel M. Brown, and being 12± feet distant measured southeasterly from the center of a concrete culvert and runs,

THENCE (1) South 76° 13' East along said Right of Way line 100.15 feet to an iron rod,

THENCE (2) South 17° 16' West 170.37 feet to an iron rod,

THENCE (3) North 72° 44' West 100.0 feet to an iron rod on the easterly side of a small drainage ditch,

hundred and Seventy-Live,

Road, New Windsor, New York 12550,

part y of the first part, and

FRED N. PELLECHIA and EDITH PELLICHIA, husband and wife, as tenants by the entirety, residing at No. 18 Linden Drive, Newburgh, New York 12550,

parties of the second part:

Consideration of Ten and no/100
[Intersett, that the part y of the first part, in consideration of Ten and no/100
[Intersett, that the part y of the first part, in consideration of Ten and no/100
[Intersett, that the part y of the first part, the considerations of the United States, and other good and valuable considerations paid by the parties of the second part, their heirs and assigns forever,

all that piece or parcel of land, together with the improvements thereon, situated in the Town of New Windsor, Orange County, New York, bounded and described as follows:

the New York State Highway Route 207, from Newburgh to Little Britain, said point being 142.87 feet distant measured southeasterly along the said right of way line from the easterly corner of lands of Nathaniel M. Brown, and being 12± feet distant measured southeasterly from the center of a concrete culvert and runs,

THENCE (1) South 76° 13' East along said Right of Way line 100.19

THENCE (2) South 17° 16' West 170.37 feet to an iron rod,

THENCE (3) North 72° 44' West 100.0 feet to an iron rod on the easterly side of a small drainage ditch,

THENCE (4) North 17° 16' East 164.28 feet to the point of beginning.

Containing 0.384 acre of land, more or less.

BEING a portion of the lands conveyed by Nathaniel M. Brown by 13662022 pc 637

LIBER 2022 PG 638

deed dated October 17, 1949, and recorded in the Orange County Clerk's Office on October 18, 1949, in Liber 1138 at Page 451.

BEING the same/premises conveyed by Rowland D. Smith, Jr. and Cherry A. Smith, husband and wife, to Frederick W. Koch, Jr., and Georgian D. Koch, husband and wife, by deed dated April 21, 1953, recorded April 23, 1953 in Liber 1264 of Deeds at Page 578, Orange County Clerk's Office. Said Frederick W. Koch, Jr., having become deceased on the 5th day of November, 1972, survived by Georgian D. Koch, surviving tenant by the entirety and instant grantor.

Cogether with the appurtenances and all the estate and rights of the part y of the first part, in and to the said premises.

To have and to hold the premises herein granted unto the part ies of the second part, as tenants by the entirety, their heirs and assigns forever.

and said *** party of the first part

covenantSas follows:

first. That said party of the first part is

scized of the said premises in fee simple and
good right to convey the same;

Second. That the parties of the second part shall quietly enjoy the said premises;

Thirt. That the said premises are free from incumbrances; -

fourth. That the part y of the first part will execute or procure any further necessary assurance of the title to said premises;

fifth. That said party of the first part

will forever marrant the title to said premises.

Sixth. The grantor , in compliance with Section 13 of the Lien Law, covenant as follows: That she will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement, and that she will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Thereof, the part y of the first part has hereunto set her hand and seal the day and year first above written

In the Presence of:

Georgian D. Koch (L.S.)

State of New York, County of ORANGE

8**5**. 3

On the 13th day of November, nineteen hundred and Seventy-five before me personally came GEORGIAN D. KOCH

XXXX party of the first part

covenantSas follows:

first. That said party of the first part is scized of the said premises in fee simple and good right to convey the same;

Second. That the parties of the second part shall quietly enjoy the said premises;

That the said premises are free from incumbrances;

fourty. That the part y of the first part will execute or procure any further necessary assurance of the title to said premises;

fifth. That said party of the first part

will forever marrant the title to said premises.

Sixth. The grantor , in compliance with Section 13 of the Lien Law, covenant as follows: That she will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement, and that she will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the part y of the first part has hereunto set her hand and seal the day and year first above written

In the Presence of:

Georgian & Xach	(L.S.)
Georgián D. Koch	

State of Mew York, County of ORANGE

13th day of November, nineteen hundred and On the Seventy-five before me personally came GEORGIAN D. KOCH

, to me known

to be the individual: described in, and who executed, the foregoing instrument, and

sheexecuted the same. acknowledged that

Notary / Public

ALLEN J STADYCHICA Notary Public in the Sente of Hear Pope

ALCEN J. INDZONKA .. Commission Render Merch 1976

Residence on Appointment - Orange County

Commission Render Merch 1976

Commission Render Merch 1976

Commission Render Merch 1976 . 18 Commission Expires March 30, 14796

#... 2022 ROO......

PELLECHIA, husband and wife

Dated, November 13th,

THIS INDENTURE, made the 27th day of July, nineteen hundred and seventy-nine
BETWEEN CAROL A. OWEN, residing at Mt. Airy Road, (no number),
New Windsor, New York,

party of the first part, and FRED N. PELLECHIA and EDITH PELLECHIA, husband and wife, as tenants by the entirety, residing at 601 Little British Road, New Windsor, New York,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

- -TEN AND NO/100 - - - - - (\$10.00) - - - - - - dollars

lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release anto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon crected, situate,

lying and being in the Town of New Windsor, Orange County, New York, bounded and described as follows:

BEGINNING at an iron pipe in the southerly right of way line of the New York State Highway Route 207 from Newburgh to Little Britain at the easterly corner of lands of Nathaniel M. Brown and runs thence (1) S 85 degrees 43' E along said right of way line 61.78 feet to a concrete monument; thence (2) along the same S 76 degrees 13' E 80.77 feet to an iron rod, said point being 12 more or less feet distant measured southeasterly from the center of a concrete culvert; thence (3) S 17 degrees 16' W 164.28 feet to an iron rod on the easterly side of a small drainage ditch; thence (4) N 72 degrees 44' W 148.20 feet to an iron rod in the line of lands of Nathaniel M. Brown; thence (5) N 20 degrees 10' E along said line of Brown 145.67 feet to the point of beginning.

BEING the same premises described in a deed dated November 19, 1969 from Merlin P. Owen and Martha M. Owen to JOHN P. OWEN and CAROL A. OWEN, which Deed was thereafter recorded in the Office of the Orange County Clerk on November 20, 1969, in Liber 1834 of Deeds at Page 1141.

BEING the same premises conveyed by John P. Owen and Carol A. Owen to Carol A. Owen by deed dated February 24th, 1978, and recorded in the Orange County Clerk's Office on March 10th, 1978 in Liber 2093 of Deeds at Page 603.

LIBER 2138 PAGE : 676

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires. IN WITNESS WI-HEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

CAROL A. O'VEN

NEW YORK, COUNTY OF ORANGE

On the 27 personally came

1979, before me

CAROL A. OWEN

to me known to be the individual executed the foregoing instrument, and acknowledged that executed the foregoing instrument, and acknowledged that

she executed the same.

ALBERT P. PACIONE JR. lotary Public, State of New York Qualified in Orange County Commission Expires Mar. 30, 19

STATE OF NEW YORK, COUNTY OF

On the 19 day of , before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed he name thereto by like order.

Bargain and Sale Deed WITH COVENANT AGAINST GRANTOR'S ACTS

CAROL A. OWEN

FRED N. PELLECHIA and EDITH PELLECHIA, husband and wife, as tenants by the entirety,

STATE OF NEW YORK, COUNTY OF

day of personally came

bcfore me

described in and who to me known to be the individual described in and who executed the same.

STATE OF NEW YORK, COUNTY OF

On the 19 , before m personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed h name as witness thereto.

BLOCK LOT COUNTY OR TOWN

RETURN BY MAIL TO:

Northrop & Stradar, Esqs. 388 Broadway Newburgh, New York 12550

Zip No.

Oldow J. Caroney

ALBERT P. PACIONE JR. Botary Public, State of New York Qualified in Orange County My Commission Expires Mer. 30, 19

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the

, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed he name thereto by like order.

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came the subscribing witness to the foregoing instrument, with

whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed hanne as witness thereto.

Bargain and Sale Deed
With Covenant Against Grantor's Acts

TITLE No.

CAROL A. OWEN

TO

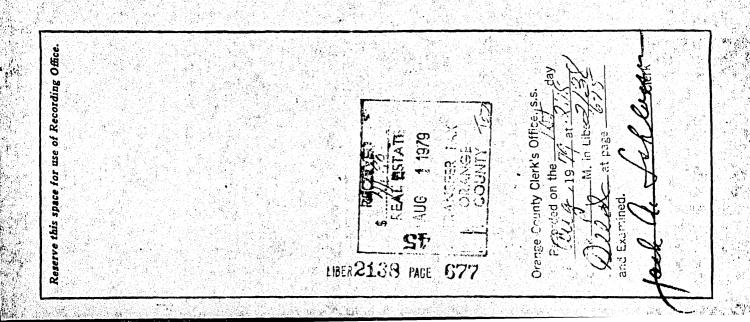
FRED N. PELLECHIA and EDITH PELLECHIA, husband and wife, as tenants by the entirety,

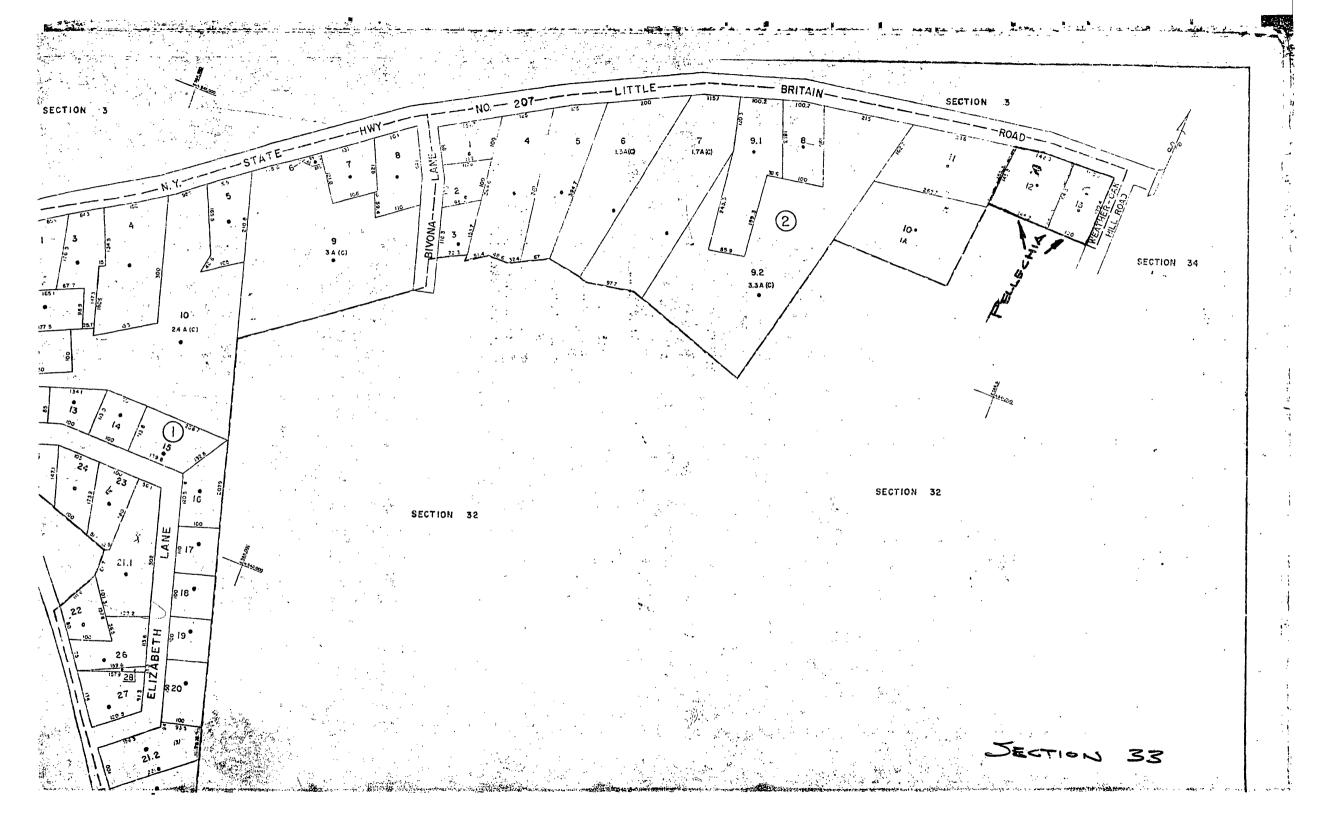
SECTION
BLOCK
LOT
COUNTY OR TOWN

RETURN BY MAIL TO:

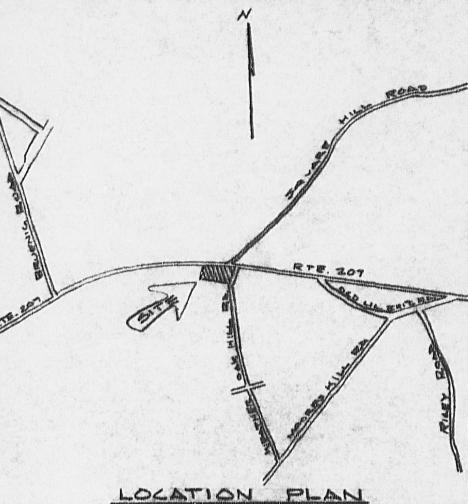
Northrop & Stradar, Esqs. 388 Broadway Newburgh, New York 12550

Zip No.





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- E ACHEMENTS.

ZONE DISTRICT NC

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TAX MAP BATA: SECTION 33 BLOCK 2 LOTS 1243

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PROPOSED LOT LINE CHANGE

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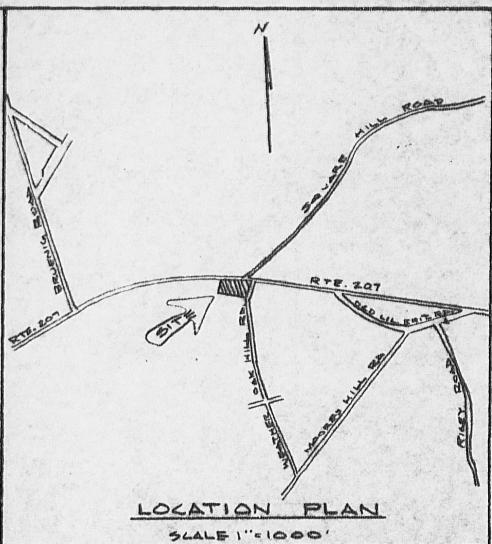
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- OTHERS.
- 4 VINCENT J. DOCE DISPUTES LOCATION
 IN 43 ABOVE HOTWITHSTANDING DECSUBJECT PROPERTY OWNER HOW DECPOSES THAT NEW BASEMENT (PARCET "C") REPLACES ALL PREVIOUS EASEMENTS

ZONE DISTRICT NC

10,000 S.F. LOT AREA 100 FT LOT WIBTH 40 FT. するので イタのマ 15 FT DEAR YARD 15 PT. **OUF ゆごび イトの ア** 35 FT. BOTH SIVE YVERPS FLOOR AREA RATIO

TAX MAP BATA: SECTION 33 BLOCK 2 LOTS 12413

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上1時世紀 215日 PAGE 675

PROPOSED LOT LINE CHANGE SVIE FLAN

LANDE OF

FRED M. & EDITH PELLECHIA え、大・領 直のして前 終りて イリくと り育 子供名 そそかがき ----

HEW YORK

PAGE 637

PREPARE ET

VINCENT J. DOCE ASSOCIATES 明し得く作べり得い 中 マトシスを予覧付

IT NEW GLOAD 万年とくと 男子: 1.年.

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